063.0	0004	0003.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,685,800 /	2,685,800
					USE VALUE:	2,685,800 /	2,685,800
					ASSESSED:	2,685,800 /	2,685,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWN OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	730 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.022 Sq. Ft. of land mainly classified as Improved-Mun with a Govt. Bldg. Building built about 1983, having primarily Brick Exterior and 20780 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 17 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
935	44516.000	1,127,700		1,558,100	2,685,800
Total Card	1.022	1,127,700		1,558,100	2,685,800
Total Parcel	1.022	1,127,700		1,558,100	2,685,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 129.25 | /Parcel: 129.25

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	40823
GIS Ref	
GIS Ref	
Insp Date	05/15/00

!5502!

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0004-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	935	FV	1,127,700	0	44,516.	1,558,100	2,685,800		Year end	12/23/2021
2021	935	FV	1,127,700	0	44,516.	1,558,100	2,685,800		Year End Roll	12/10/2020
2020	935	FV	1,125,700	0	44,516.	1,558,100	2,683,800	2,683,800	Year End Roll	12/18/2019
2019	935	FV	1,095,500	0	44,516.	1,558,100	2,653,600	2,653,600	Year End Roll	1/3/2019
2018	935	FV	1,095,500	0	44,516.	1,335,500	2,431,000	2,431,000	Year End Roll	12/20/2017
2017	935	FV	1,095,500	0	44,516.	1,246,400	2,341,900	2,341,900	Year End Roll	1/3/2017
2016	903	FV	1,095,500	0	44,516.	1,068,400	2,163,900	2,163,900	Year End	1/4/2016
2015	903	FV	1,130,900	0	44,516.	957,100	2,088,000	2,088,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:18:22

LAST REV

Date	Time
09/02/16	09:07:12
ekelly	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.: 5502

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14047-99		8/28/1980		94,000	No	No		N

USER DEFINED

Prior Id # 1:	40823
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2015	1447	Heat App	765,000		9/30/2015			heat pumps duct wo
7/1/2015	837	Alterati	2,116,300		7/1/2015			Remodel Police and
6/26/2012	797	Siding	2,108,000					& CURTAINWALL / NE
3/16/2011	157	Manual	55,000					
6/29/2010	766	Manual	1,200,000					RECEMENT & WATERPR
2/27/2006	127	Manual						2x10 granite sign
4/6/2005	223	Demoliti						
2/23/2005	298	Renovate						renovate 911 room

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2012	Info Fm Prmt	BR	B Rossignol
5/15/2000	Meas/Inspect	264	PATRIOT
7/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
935	Improved-Mur		44516		Sq. Ft.	Site		0	70.	0.50	4									1,558,060						1,558,100	

Total AC/HA:	1.02195	Total SF/SM:	44516	Parcel LUC:	935	Improved-Mun	Prime NB Desc	ARLINGTON	Total:	1,558,060	Spl Credit		Total:	1,558,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	50 - Govt. Bldg.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	17	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.8	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	0.88157272
Const Adj.:	1.04968715
Adj $ / SQ:	74.030
Other Features:	75546
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1583903
Depreciation:	456164
Depreciated Total:	1127739

COMMENTS

POLICE STATION, OF=URINALS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	17

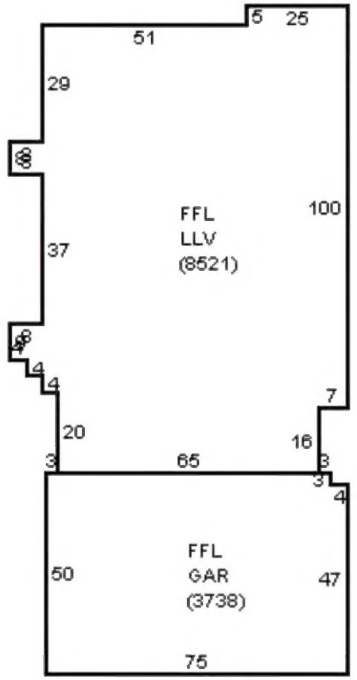
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



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COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	74.03
Special Features:	0	Val/Su Net:	45.99
Final Total:	1127700	Val/Su SzAd	91.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	12,259	74.030	907,534
LLV	Lower Level	8,521	63.300	539,343
GAR	Garage	3,738	16.450	61,480

Net Sketched Area:	24,518		Total:	1,508,356	
Size Ad	12259	Gross Area	24518	FinArea	20780

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

063.0-0004-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	